

# A COMPARISON OF SUBURBAN MIXED USE ZONING DISTRICTS IN THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

ZONING DISTRICT REQUIRMENTS	SUBURBAN MIXED USE ZONING DISTRICTS			
	PD-MUB MIXED USE BUSINESS	PD-TC TOWN CENTER	PD-TRC TRANSIT RELATED CENTER	PD-TREC TRANSIT RELATED EMPLOYMENT CENTER
PURPOSE	Mixed use business developments, with a compact pedestrian-oriented mix of uses including primary regional office and light industrial uses supported by retail, service, civic and high density residential uses.	Compatible mixture of commercial, cultural, institutional, governmental, and residential uses in compact, pedestrian oriented, traditional town centers.	Compatible mixture of commercial, cultural, institutional, governmental, recreational, and high density housing uses in compact, pedestrian oriented, transit oriented developments and transit-designed supportive areas.	Mix of compatible uses in a high-density, pedestrian and transit-oriented, and compact employment or special activity center.
DISTRICT SIZE	Min. 25 acres (5 acres for contiguous additions)	Min. 30 acres Max. 60 acres	Min. 40 acres (25 acres for contiguous additions)	Min. 40 acres. (25 acres for contiguous additions)
DISTRICT ORGANIZATION/ COMPONENTS	N/A	1) Town Center Core 2) Town Center Fringe	1) Inner Core 2) Outer Core 3) Transit-Designed Supportive Area	1) Inner Core 2) Outer Core
LOCATION	Along a major arterial or major collector roadway	In areas served by public water and sewer	Neither the Inner Core nor the Outer Core may extend north of Shellhorn Road (Route 643)	North of the Dulles Greenway, north of the Washington/Dulles Airport and at a maximum distance of ½ mile from a WMATA transit stop
LAND USE MIX	Employment uses: 50% min. Commercial uses: 5% min. Residential uses: 10% min. Public/Civic/Institutional uses: 5% min. Public Park and Open Space uses: 10% min.	Residential uses: 25% min., 50% max. Civic uses: 10% min.	<u>Inner Core/Outer Core:</u> Residential uses: 20% min. Office uses: 20% min. Commercial Retail & Service uses: 10% min. Parks, Civic & Open Space uses: 20% min.  <u>Transit-Designed Supportive Area:</u> As shown on Concept Development Plan	Regional Office uses: 25% min. Commercial Retail & Service uses: 10% min. Light Industrial uses: 0% min. Special Activity uses: 0% min. Parks, Civic, and Open Space uses: 15% min.

# A COMPARISON OF SUBURBAN MIXED USE ZONING DISTRICTS IN THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

ZONING DISTRICT REQUIRMENTS	SUBURBAN MIXED USE ZONING DISTRICTS			
	PD-MUB MIXED USE BUSINESS	PD-TC TOWN CENTER	PD-TRC TRANSIT RELATED CENTER	PD-TREC TRANSIT RELATED EMPLOYMENT CENTER
FAR	.50 max.  An overall FAR of 1.0 may be granted by the Board of Supervisors if certain conditions satisfied	N/A	<u>Inner Core/Outer Core:</u> Prior to Bus: .60 up to 1.2 if certain conditions satisfied Bus: 1.0 up to 2.0 if certain conditions satisfied Rail: 2.0 up to 3.0 if certain conditions satisfied  <u>Transit-Designed Supportive Area:</u> .40 up to 1.0 if certain conditions satisfied	<u>Inner Core/Outer Core:</u> Prior to Bus: 0.6 up to 1.2 if certain conditions satisfied Bus: 1.0 up to 2.0 if certain conditions satisfied Rail: 2.0 up to 3.0 if certain conditions satisfied
RESIDENTIAL DENSITY	16 DU/acre	N/A	<u>Inner Core/Outer Core:</u> Prior to Bus: 16 DU/acre Bus: 32 DU/acre Rail: 50 DU/acre  <u>Transit-Designed Supportive Area:</u> As shown on Concept Development Plan	N/A
PERMITTED/SPEX USES*  *Use categories as identified in the MUB district	Including uses in the following categories:  Employment uses Commercial uses Residential uses (MF, SFA) Public/Civic/Institutional uses Utility uses	Including uses in the following categories:  Employment uses Commercial uses Residential uses (MF, SFA, SFD) Public/Civic/Institutional uses Utility uses	Including uses in the following categories:  Employment uses Commercial uses Residential uses (MF, SFA, SFD) Public/Civic/Institutional uses Utility uses	Including uses in the following categories:  Employment uses Commercial uses Public/Civic/Institutional uses Utility uses

# A COMPARISON OF SUBURBAN MIXED USE ZONING DISTRICTS IN THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

ZONING DISTRICT REQUIREMENTS	SUBURBAN MIXED USE ZONING DISTRICTS			
	PD-MUB MIXED USE BUSINESS	PD-TC TOWN CENTER	PD-TRC TRANSIT RELATED CENTER	PD-TREC TRANSIT RELATED EMPLOYMENT CENTER
LOT REQUIREMENTS	<i>Size:</i> No minimum	<i>Size:</i> 2,500 sq. ft. min., except 1,600 sq. ft. for SFA dwellings  <i>Width:</i> 25 ft. min., except 16 ft. min for SFA dwellings  <i>Depth:</i> 100 ft. min.	<i>Size:</i> No min., except 2,400 sq. ft. for SFD and 1,600 sq. ft. for SFA  <i>Width:</i> No min.  <i>Depth:</i> No min.	N/A
BUILDING REQUIREMENTS	<i>Yards:</i> Section 5-900 for arterials and major collector roads. Front: 0 ft. min., 10 ft. max., 25 ft. max. if certain conditions satisfied Side: 0 ft. min. Rear: 5 ft. min.  <i>Height:</i> 70 ft. and 5 stories max.	<u>Town Center Core:</u> <i>Yards:</i> Front: No min., 25 ft. max. Side: No requirement, except 15 ft. min. for non-residential abutting residential Rear: No requirement, except 30 ft. min. for non-residential abutting residential  <i>Height:</i> 60 ft. max.  <i>Lot Coverage:</i> No requirement  <u>Town Center Fringe:</u> <i>Yards:</i> Front: 10 ft. min., no max. Side: No requirement, except 15 ft. for non-residential abutting residential Rear: No requirement, except 30 ft. min. for non-residential abutting residential  <i>Height:</i> 40 ft. max.  <i>Lot Coverage:</i> .70 max.	<u>Inner Core:</u> <i>Yards:</i> Front: No min. Side: No requirement Rear: No requirement  <i>Height:</i> 35 ft. min., 175 ft. max.  <i>Lot Coverage:</i> No requirement  <u>Outer Core:</u> <i>Yards:</i> Front: No min. Side: No requirement Rear: No requirement  <i>Height:</i> 25 ft. min., 125 ft. max.  <i>Lot Coverage:</i> No requirement  <u>Transit-Designed Supportive Area:</u> <i>Yards:</i> Front: No min. Side: No requirement Rear: No requirement  <i>Height:</i> No min., 100 ft. max.  <i>Lot Coverage:</i> No requirement	<u>Inner Core:</u> <i>Yards:</i> Front: No minimum. 10 ft. max., 25 ft. max. if certain conditions satisfied Side: No requirement Rear: No requirement  <i>Height:</i> 35 ft. min. No max.  <u>Outer Core:</u> <i>Yards:</i> Front: No minimum Side: No requirement Rear: No requirement  <i>Height:</i> 25 ft. min. 125 ft. max.